

W. T. PLANNING BOARD MEETING, SEPTEMBER 11, 2006, 7:30 P.M.

PRESENT: Murray Frank, Susan Silva, David Douglas, Leah Smith

ABSENT: Mark Yale, Ginny Jones

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Glenn Provost, Reid Silva, Ken Abbott, Ken Vincent, Nancy Hawksbee, Stephanie daRosa, April Thanhauser, Maggie Perry Michelle Brescia, Simone DeSorcy

OLD BUSINESS

Driveway Location, Wise Single-Family Residence, Lamberts Cove Road, Map 11, Lot 21: Board members stated that they had visited the proposed new site of the Wise house driveway. David said he found it no safer than the previous location due to trees minimizing sight lines. He said it should be 30 feet more towards Seth's Pond. Other Board members agreed.

Discussion: Rattner/White Single-Family Residence, M6 L2.1 & 2: Murray reported that he received a phone call from MVC Director Mark London re. the upcoming Commission meeting.

Reid Silva, Possible Form A, Stoney Hill Road, M10 L201: Reid Silva and Glenn Provost presented a plan to divide a 27.2-acre lot into 5 lots. The Plan shows a 20-foot bike easement along Stoney Hill Road. There are two notes on the plan. One states that lots 1 – 5 may not be further subdivided to create additional building lots. The second states that Lot 2 is not allowed to have a guest house. Susan asked whether the 5 lots would share a driveway; Reid said that was the intent. Glenn Provost noted that the plan shows each lot having frontage in order to qualify as a Form A, but a single shared drive via easements was planned. Glenn Provost noted that there might be some "tweaking" of the lot lines in the future in order to accommodate topography. Susan said that she likes to see lots designed around the topography. She made a motion to endorse and sign the plan; all in favor.

NEW BUSINESS

Glenn Provost for Barbara Flynn, Possible Form A, Map 15 Lots 51-65: Glenn Provost presented a plan to divide 6.5 acres into two lots (he noted that Barbara Flynn owns more property, but they are 25-foot wide Indian Lots without clear title, so this division is only on the lots with clear title). The existing buildings will be removed, and the two lots will share the same access off Indian Hill Road. He said that Indian Hill Road is still not laid out as a public road, but said that the lots would still be over 3 acres each if the Town takes the road area. Susan made a motion to endorse and sign the plan; all in favor.

Glenn Provost for Pollucci/Williamson, M12 Lots 69 & 70, Lot Line Change: Glenn Provost presented a plan for a lot line change. Both lots will retain 3.01 acres. David made a motion to approve and sign the plan; all in favor.

Ken Abbott, SB&H for Walter Vincent Trust, Form A, M31 L102.1&102.11: Ken Abbott presented a 2-lot plan showing a change of lot lines. Each lot will remain 4.5

acres. Vincent Road is not developed; both houses are accessed via an existing dirt road. David made a motion to endorse and sign the plan; all in favor.

Plum Hill School, 10 Road to Great Neck, Site Plan Review: Stephanie daRosa, director of the Plum Hill School, presented a plan to relocate the school to the former Montessori School at 10 Road to Great Neck. She said the school is already licensed by the state. Schools require Site Plan Review in the RU District. Leah noted that the use would be basically the same as the previous use. Stephanie daRosa said the previous school had 20 students; this would have 15. Board members reminded Stephanie daRosa to consult with the Building Inspector re. any signs. Susan made a motion to approve the use; all in favor.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,
Simone DeSorcy, assistant

Approved 9/25/06